

**A RESOLUTION  
BY TRANSPORTATION COMMITTEE**

**A RESOLUTION AUTHORIZING THE MAYOR TO  
EXECUTE A LEASE AGREEMENT WITH TRIAD  
INTERNATIONAL MAINTENANCE CORPORATION  
COVERING THE OCCUPANCY AND USE OF AN OFFICE  
SUITE IN THE NORTH CARGO BUILDING AT  
HARTSFIELD-JACKSON ATLANTA INTERNATIONAL  
AIRPORT; AND FOR OTHER PURPOSES.**

**WHEREAS**, the City of Atlanta ("City") has developed the North Cargo Building at Hartsfield-Jackson Atlanta International Airport ("Airport") to support air cargo, air freight and general aviation related business at the Airport; and

**WHEREAS**, Triad International Maintenance Corporation ("TIMCO") is engaged in the airline and aircraft support business and has requested a lease of space in the North Cargo Area; and

**WHEREAS**, the Airport has negotiated lease terms with TIMCO to occupy space in the North Cargo facility and will submit such terms for approval by Council; and

**WHEREAS**, the term of a lease with TIMCO shall not exceed December 31, 2013; and

**WHEREAS**, the payment of rental for the lease of space shall be computed at rates that are applicable to all tenants in the North Cargo Facility; and

**WHEREAS**, the payment of an operating and maintenance charge ("O&M charge") for the leased space will be computed based on the actual cost incurred by the City for operating and maintaining the common use areas and facilities and the common utilities of the North Cargo Building. The O&M charge will be subject to periodic reconciliation against the City's actual incurred cost, at the tenants' expense or benefit; and

**WHEREAS**, TIMCO at no expense to the City, shall be responsible for maintenance and repairs of the leased premises; and

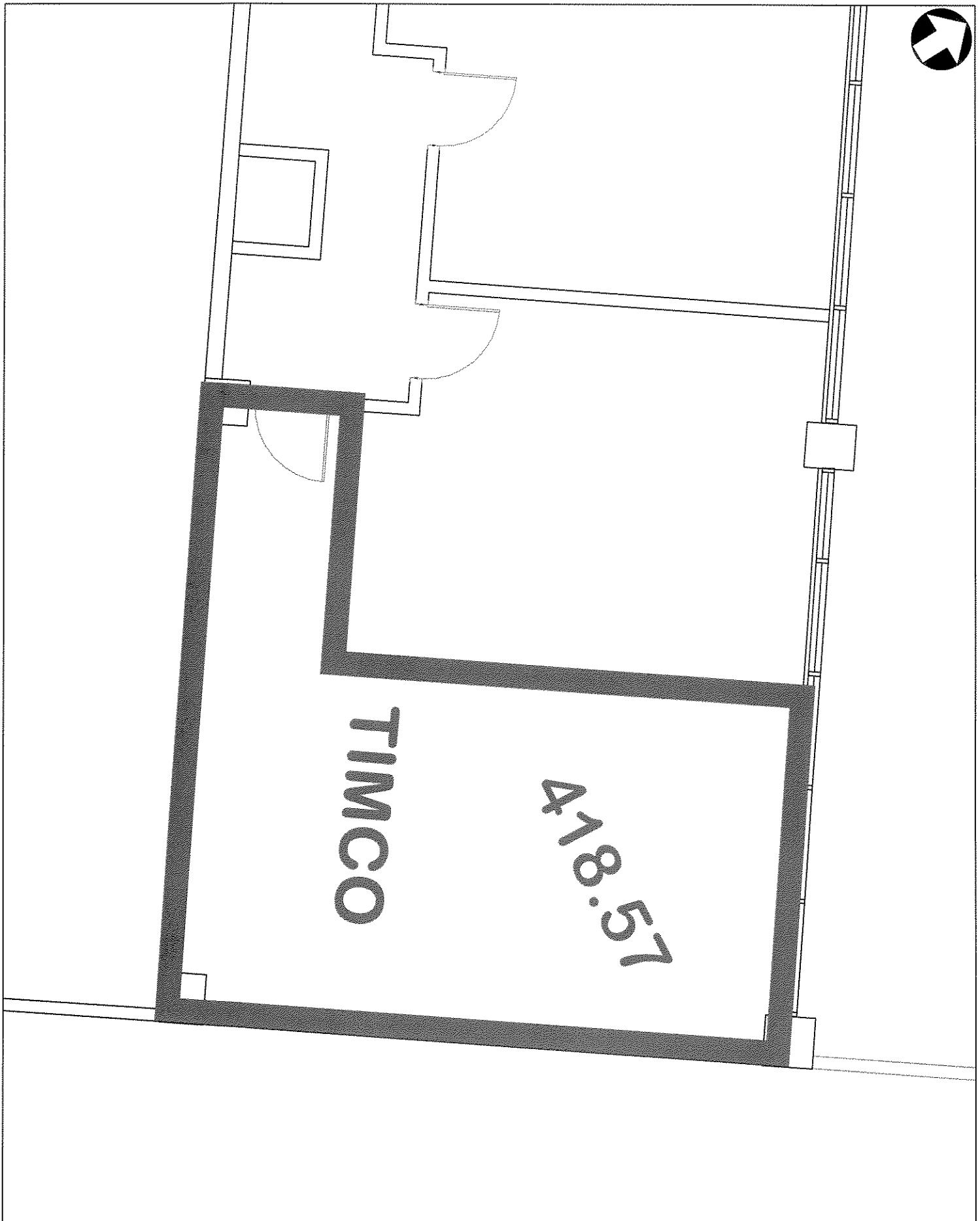
**WHEREAS**, the Aviation General Manager has determined that sufficient space is available in the North Cargo Building to meet TIMCO's requirements and has recommended that the City enter into a lease agreement on the conditions hereinbefore set forth and as otherwise appropriate.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA**, that the Mayor is authorized to execute, on behalf of the City of Atlanta, a lease agreement with TIMCO which shall provide for the occupancy and use by

TIMCO in the North Cargo Building for a term not to exceed December 31, 2013 at a rental payment for improvements computed at rates that are applicable to all tenants in the North Cargo Facility and where all maintenance and repairs of the premises shall be at the expense of TIMCO.

**BE IT FURTHER RESOLVED**, that the City Attorney is directed to prepare said agreement for execution by the Mayor, with same to be approved as to form by the City Attorney.

**BE IT FINALLY RESOLVED**, that said Agreement shall not become binding on the City and the City shall incur no liability hereunder until the same has been signed by the Mayor and delivered to TIMCO.



Hartsfield-Jackson  
Atlanta International Airport

TITLE:	<b>Triad International Maintenance Corporation</b> TEMPORARY SPACE PERMIT AGREEMENT
LOCATION:	NORTH CARGO BUILDING

NAME:	<b>EXHIBIT 'A'</b>
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DATE:	11/04/08
SHEET:	1 of 1

**Part II: Legislative White Paper:** (This portion of the Legislative Request Form will be shared with City Council members and staff)

**A. To be completed by Legislative Counsel:**

**Committee of Purview:**

**Caption:**

**Council Meeting Date:**

**Requesting Dept.:**

**FAC Confirmed by:**

**B. To be completed by the department:**

**1. Please provide a summary of the purpose of this legislation (Justification Statement).**

The purpose of this legislation is to authorize the execution of a Lease Agreement with Triad International Maintenance Corporation (TIMCO).

**2. Please provide background information regarding this legislation.**

TIMCO previously conducted its operations at North Cargo Building under an operating agreement with Aircraft Service Group International (ASIG), whose lease with the City expired January 3, 2004. ASIG continued to manage the North Cargo Building until the City gave notice to ASIG to cease operation of the building and vacate the premises effective July 1, 2006. At that time, the City took back the space and took over the management of the building and aircraft ramp and opened negotiations with the tenants in the building for new leases.

The City has reached agreement with TIMCO on the terms and conditions to lease space in the North Cargo building and is ready to bring to execute lease agreement.

TIMCO desires to continue its operations at the North Cargo Building and is willing to enter into a lease with the City.

**3. If Applicable/Known:**

(a) **Contract Type (e.g. Professional Services, Construction Agreement, etc):**

(b) **Source Selection:**

(c) Bids/Proposals Due:

(d) Invitations Issued:

(e) Number of Bids:

(f) Proposals Received:

(g) Bidders/Proponents:

(h) Term of Contract:

4. Fund Account Center (*Ex. Name and number*):

Fund: \_\_\_\_\_ Account: \_\_\_\_\_ Center: \_\_\_\_\_

5. Source of Funds: *Example: Local Assistance Grant*

6. Fiscal Impact:

*Example: This legislation will result in a reduction in the amount of \_\_\_\_\_ to Fund Account Center Number \_\_\_\_\_.*

7. Method of Cost Recovery: Rental revenues

*Examples:*

- a. Revenues generated from the permits required under this legislation will be used to fund the personnel needed to carry out the permitting process.*
- b. Money obtained from a local assistance grant will be used to cover the costs of this Summer Food Program.*

This Legislative Request Form Was Prepared By: H. Jason Terreri

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: GREG PRIDGEON

Dept.'s Legislative Liaison: Anita Williams

Contact Number: 404-530-6600

Originating Department: Aviation

Committee(s) of Purview: Transportation

Chief of Staff Deadline: 5/12/09

Anticipated Committee Meeting Date(s): 5/27/09

Anticipated Full Council Date: 6/01/09

Commissioner Signature: 


**CAPTION**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A LEASE AGREEMENT WITH TRIAD INTERNATIONAL MAINTENANCE CORPORATION COVERING THE OCCUPANCY AND USE OF AN OFFICE SUITE IN THE NORTH CARGO BUILDING AT HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT; AND FOR OTHER PURPOSES.**

FINANCIAL IMPACT (if any)

Mayor's Staff Only

Received by CPO: \_\_\_\_\_ (date) Received by LC from CPO: \_\_\_\_\_ (date)

Received by Mayor's Office: 5.11.09 DP (date) Reviewed by:  (date)

Submitted to Council: \_\_\_\_\_ (date)